

APPENDIX C:

Registry of Deeds Information



City of Lowell Property Card

Property Location: 169.2 BRIDGE ST

Parcel ID: 0177 0780 0169.2 0000

Legal Owner:

MASSACHUSETTS MILLS III LTDP PTN C/O MULLINS COMPANY
31 ST JAMES AVE STE 940
BOSTON, MA 02116

Current Assessment and Property Information

Building Value: \$0.00

Land Value: \$237,400.00

Total Value: \$237,400.00

Account Number: M23730

GIS ID: 0780-169.2

Book/Page: 4531/ 91

Legal Area: 76,876 sq ft

Land Uses

Zone:	DMU	Description:	Apt 9 Units and Up C
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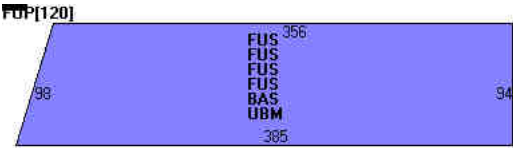
Commercial Property Information

Style:	Apartments	Living Area:	174135
Stories:	5	Effective Area:	182872
		Gross Area:	209082

Subarea Summary

Description:	Code:	Living Area:	Gross Area:
Porch, Open	FOP	0	120
Upper Story, Finished	FUS	139308	139308
Porch, Open	FOP	0	120
Basement, Unfinished	UBM	0	34827
First Floor	BAS	34827	34827
Basement, Unfinished	UBM	0	34827
Upper Story, Finished	FUS	139308	139308

Sketch



Images



DISCLAIMER: Any data printed from this system is considered "unofficial" unless it has been stamped/logged/certified by the Office of the City Assessor. The City of Lowell makes no warranty of representation as to the accuracy, timeliness, completeness of any of the data. The City of Lowell shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION		CURRENT ASSESSMENT		
		Level	1 All Public	1 Paved		Description	Code	Appraised Value	Assessed Value
MASSACHUSETTS MILLS III LTDP P1									
C/O MULLINS COMPANY									
31 ST JAMES AVE STE 940						RES LAND	1120	237,400	226
SUPPLEMENTAL DATA									
BOSTON, MA 02116									
Additional Owners:									
LOWELL, MA									

Owner ID:	017707800169.2.0000	Tract	3101
FLAG		Block	325
GIS ID	0780-169.2	Units	138
Ward		Broom	138
Precinct		Historic Dis	
Zone	000000		
GIS ID: F_708942.3060770		ASSOC PID#	
		Total	337,400
			337,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/t	SALE PRICE	P.C.	PREVIOUS ASSESSMENTS (HISTORY)					
MASSACHUSETTS MILLS III LTDP PTN								2013		2012		2011	
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
2015	1120	237,400	2014	1120	237,400	2013	1120	277,800	2013	1120	158,600		
Total:		237,400	Total:		237,400	Total:		277,800	Total:		158,600		

EXEMPTIONS				OTHER ASSESSMENTS				2017,400	1,000	2017,400	1,000	430,400
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor			
				38	1&E FINE 38D	0	50	3				
Total:									APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)									0			

ASSESSING NEIGHBORHOOD			
<i>NBHD/SUB</i>	<i>NBHD Name</i>	<i>Tracing</i>	<i>Batch</i>
0001/A			

Appraised XF (B) Value (Bldg)
 0
 Appraised OB (L) Value (Bldg)
 0
 Appraised Land Value (Bldg)
 237,400

NOTES	
POSS CONVERT TO APTS FUTURE (138)	
1 ELEV-6 STOPS-4000 LBS	
VERY POOR COND NOT CAPPED FY11	
ADD CHG 7/22/04R.	
LAND VALUED AS COMM VAC	
POOR, NO INCOME 2013	
Special Land Value	0
Total Appraised Parcel Value	237,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	237,400

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
201506223	06/11/2015	DE	Demolish	953,000		0		PARTIAL EXT DEMO	06/29/2007					
201504690	05/06/2015	RE	Remodel	4,982		0		LAUNDRY ROOM - RE				VI	65	Full Field Rev - VI
201504536	04/30/2015	DE	Demolish	2,500		0		REMOVE EXISTING N						
201012202	05/14/2010	HO	Home Occ	0	05/24/2010	99	05/24/2010	HOUSE CLEANING SE						
201010430	02/01/2010	HO	Home Occ	0	02/02/2010	99	02/02/2010	100 MASSMILL DR AP						

LAND LINE VALUATION SECTION																	
Use # Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Disc	C. Factor	ST. Ldx	Adj.	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1 1120	Apt 9 Units and Up C	DMU				76,876 SF	4.75	1.0000	5 1.0000	0.50	C500	1.30	ACCESS		1.00	3.09	237,400
Total Card Land Units:							1.76 AC	Parcel Total Land Area: 1.76 AC									
Total Land Value:																	237,400

356

FUS
FUS
FUS
FUS
BAS
UBM

94

98

385

RECEIVED AND ENTERED
MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS
PLAN BOOK 238 PLAN 16
SHEET 1 OF 1
DATE: June 27, 2014
= [Signature]

Bridge Street (Public)

NOTE:

THE PURPOSE OF THIS PLAN IS TO DIVIDE LOT 3, SHOWN ON PLAN RECORDED AT MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS, LOWELL, MA IN PLAN BOOK 162, PLAN 138 INTO LOT 3A AND LOT 3B.
THE EXISTING LOT 3 IS BOUNDED EASTERLY AND SOUTHEASTERLY BY THE CONCORD RIVER; SOUTHWESTERLY BY LOT 1, A PORTION OF SAID LINE IS 15.0' SOUTHWESTERLY OF THE 5 STORY BUILDING ON SAID LOT;
SOUTHWESTERLY BY LOT 2, A PORTION OF SAID LINE 1.0' SOUTHWESTERLY OF THE FACE OF BUILDING ON LOT 2;
SOUTHWESTERLY BY LOT 2, SAID LINE 5.0' NORTHEASTERLY OF THE FACE OF BUILDING ON LOT 2;
NORTHEASTERLY BY LOT 2, SAID LINE 5.0' SOUTHEASTERLY OF THE FACE OF BUILDING ON LOT 2;
NORTHEASTERLY BY LOT 4, SAID LINE IS 10.0' SOUTHWESTERLY OF THE FACE OF BUILDING ON LOT 4;
NORTHEASTERLY BY LOT 4, SAID LINE ALONG THE NORTHWESTERLY FACE OF 5 STORY BUILDING;
NORTHEASTERLY BY LOT 4, SAID LINE ALONG THE NORTHEASTERLY FACE OF THE 5 STORY BUILDING;
NORTHEASTERLY, NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY BY THE FACE OF THE POWER PLANT BUILDING ON LOT 4;
NORTHWESTERLY BY LOT 4 BY THE WALL BETWEEN LOTS 3A AND 4;
AND NORTHEASTERLY BY THE MERRIMACK RIVER.

THE BUILDINGS IN THE ABOVE DESCRIPTION WERE USED AS THE CONTROL MONUMENTS.

PLAN REFERENCES

"PLAN OF LAND, LOWELL, MASS." PREPARED BY R.E. CAMERON & ASSOCIATES, INC., DATED 10/9/87, RECORDED IN MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS, LOWELL, MA, IN PLAN BOOK 162, PLAN 138.
DEED RECORDED IN MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS, LOWELL, MA, IN BOOK 4531, PAGE 78.

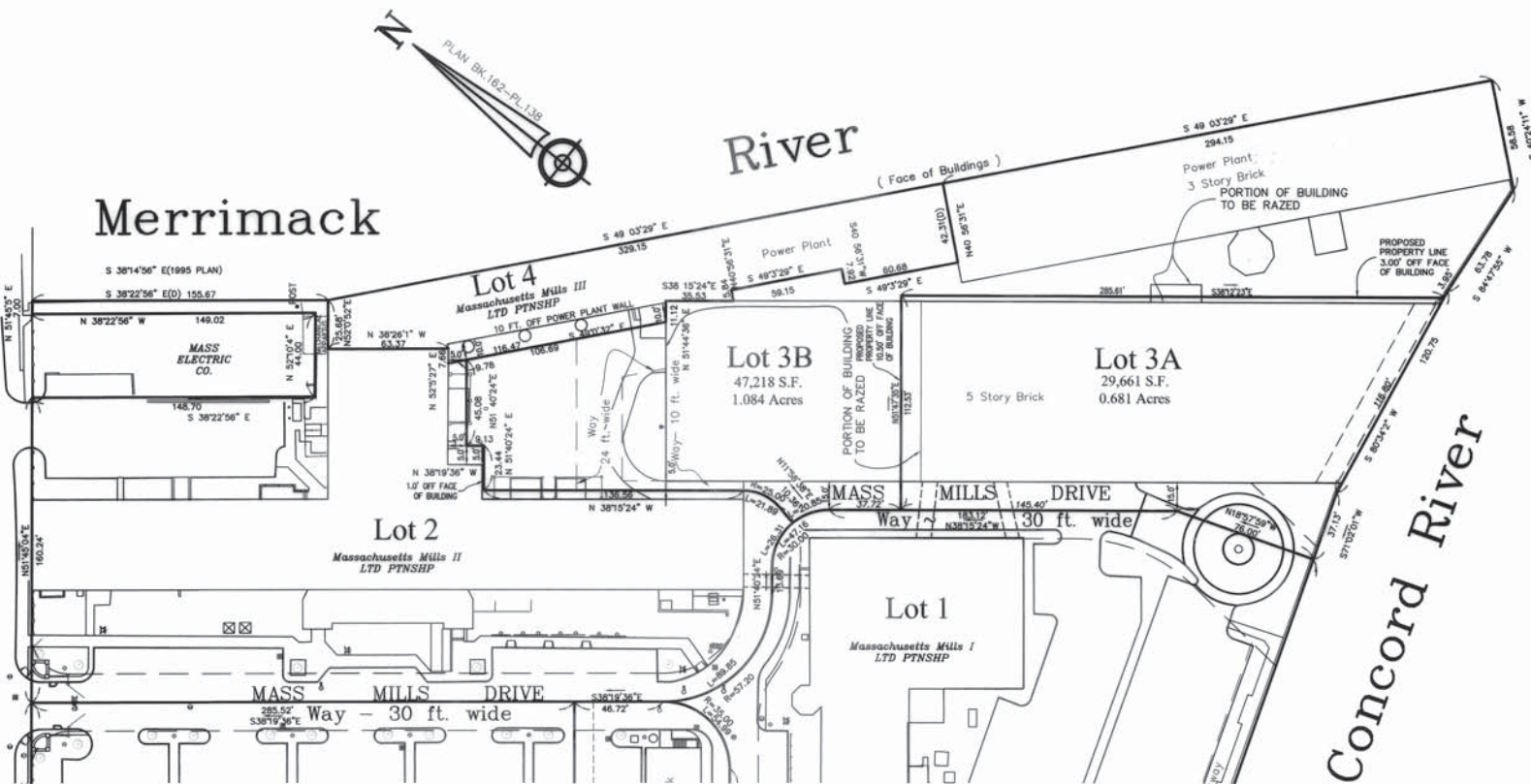
LOWELL PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

[Signature] 6/16/14
CITY PLANNER DATE

[Signature] 6/16/14
CITY ENGINEER DATE

NO DETERMINATION OF COMPLIANCE WITH ZONING RULES AND REGULATION HAS BEEN MADE OR INTENDED



OWNER: MASSACHUSETTS MILLS III LIMITED PARTNERSHIP



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

REVISION - DATE	JOB NO.
	1752

Plan of Land
Massachusetts Mills
169.2 Bridge Street
LOWELL, MASSACHUSETTS
Scale: 1" = 30'
Drawn By: gml
Date: 4/22/2014
Checked By: gml

R.E. Cameron & Associates, Inc.
Civil Engineers
Land Surveyors
681 Washington Street, Norwood Massachusetts 02062
Tel: (781) 769-1777 Fax: (781) 769-8644





2015 00055619
Bk: 29636 Pg: 122 Page: 1 of 2
Recorded: 12/04/2015 02:10 PM

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 12/04/2015 02:10 PM
Ctrl# 064624 03988 Doc# 00055619
Fee: \$4,721.88 cons: \$1,035,183.00

QUITCLAIM DEED

Address: Lot 3A (a/k/a 300 Massmills Drive), Lowell, MA

Massachusetts Mills III Limited Partnership, a Massachusetts limited partnership with an address of 31 St. James Avenue, Suite 940, Boston, MA 02116 ("Grantor"), in consideration of One Million Thirty Five Thousand One Hundred Eighty Three and 00/100 Dollars (\$1,035,183.00) paid, hereby grants to MM Picker LLC, a Massachusetts limited liability company with an address of 179 Boylston Street, Building P, Jamaica Plain, MA 02130 ("Grantee"), with QUITCLAIM COVENANTS, the land, and all of the buildings and other improvements thereon, and appurtenant rights, located in the City of Lowell, Middlesex County, Massachusetts, and described as follows:
PARCEL I - Fee:

A certain parcel of land shown as "Lot 3A, 29,661 S.F., 0.681 Acres" on a plan entitled "Plan of Land, Massachusetts Mills, 169.2 Bridge Street, Lowell, Massachusetts," prepared by R.E. Cameron & Associates, Inc., dated April 22, 2014, recorded June 27, 2014, in Plan Book 238, Plan 16.

PARCEL II - Appurtenant Rights:

Rights and easements contained in the Second Amended and Restated Reciprocal Easement Agreement by and among MM Picker LLC, Massachusetts Mills I Limited Partnership, Massachusetts Mills II Limited Partnership and Massachusetts Mills III Limited Partnership, dated as of November 30, 2015, recorded herewith (which amends and restates the Reciprocal Easement Agreement by and between Massachusetts Mills I Limited Partnership, Massachusetts Mills II Limited Partnership and Massachusetts Mills III Limited Partnership, dated May 20, 1988, recorded in Book 4531, Page 141, see Plan Book 165, Plan 7; and the Amended and Restated Reciprocal Easement Agreement by and among Massachusetts Mills I Limited Partnership, Massachusetts Mills II Limited Partnership and Massachusetts Mills III Limited Partnership, dated June 25, 2014, recorded in Book 28268, Page 61, see Plan Book 238, Plan 16).

The above-described real property does not constitute the homestead of any party or individual.

The above-described real property does not constitute the homestead of any party or individual.

Grantor has not elected to be treated as a corporation for Federal Tax purposes for the current year.

For Grantor's title, see Deed recorded with the Middlesex North Registry of Deeds in Book 4531, Page 78.

Executed as an instrument under seal this 30th day of November, 2015.

MASSACHUSETTS MILLS III LIMITED
PARTNERSHIP

By: JRM Mass Mills III, Inc., its General
Partner

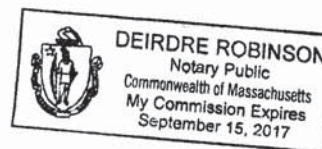
By: Joseph R. Mullins
Joseph R. Mullins, President and Treasurer,
duly authorized

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 23 day of Nov, 2015, before me, the undersigned Notary Public, personally appeared the above-named Joseph R. Mullins, proved to me by satisfactory evidence of identification, being (check whichever applies): ☐ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☒ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as the duly-authorized President and Treasurer of JRM Mass Mills III, Inc., the General Partner of Massachusetts Mills III Limited Partnership.

[Signature]
Notary Public
My Commission Expires: _____
Print Notary Public's Name: _____
Qualified in the Commonwealth of Massachusetts



804531 P079

64710/61030 215 KP-1562m
04/27/88 3:30 p.m.

QUITCLAIM DEED

Boott Mills, a duly organized and existing Massachusetts corporation, having its principal place of business at John Street, Lowell, Massachusetts, in consideration of Four Million (\$4,000,000) Dollars paid, the receipt and sufficiency of which is hereby acknowledged, grants with quitclaim covenants to Massachusetts Mills III Limited Partnership, a Massachusetts limited partnership, with a principal place of business c/o Joseph R. Mullins, Inc., 25 Braintree Hill Park (Suite 306), Braintree, Massachusetts 02184, that certain parcel of land situated in Lowell, Massachusetts, commonly known as the Massachusetts Mills and bounded and described as follows:

NORTHWESTERLY by Bridge Street;

NORTHEASTERLY by the Merrimack River;

SOUTHEASTERLY by the Concord River;

SOUTHWESTERLY by land formerly of the Pepperell Manufacturing Company and now of the United States of America, there measuring forty-three and 90/100 (43.90) feet;

NORTHWESTERLY by the same, there measuring fifty-three and 2/100 (53.02) feet;

SOUTHWESTERLY again by the same, there measuring two hundred one and 71/100 (201.71) feet, and by land of Proprietors of the Locks and Canals on Merrimack River, there measuring five (5) feet;

NORTHWESTERLY and SOUTHWESTERLY by the Eastern Canal of said Proprietors.

Together with such rights as the Grantor may have in the bridge over the Eastern Canal running from the Easterly end of Amory Street to said premises.

Being the same premises conveyed to the Grantor by deed of Lowell Industrial Development Corporation recorded with Middlesex North District Registry of Deeds in Book 1333, Page 143.

Specifically excluded from the premises hereby conveyed are the following:

1. That portion of the premises conveyed by the Grantor to Massachusetts Electric Company by deed dated April 19, 1961 recorded with Middlesex North District Registry of Deeds, Book 1601, Page 543.

Property address: Bridge Street, Lowell, Mass.

25-02-88 02:56:20 2393 25.00

*** MASS. EXCISE TAX: 9120.00 ***

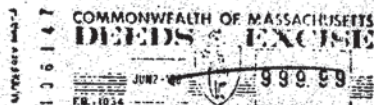
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64719/61030 215 XP-19630
04/27/88 1:30 p.m.

2. That portion of the premises conveyed by the Grantor to Thomas R. Sullivan, et al, Trustees by Deed dated December 31, 1958 recorded with said Registry, Book 1428, Page 185.
3. That portion of the premises conveyed by the Grantor to said Thomas R. Sullivan, et al, Trustees by Deed dated April 1, 1965 recorded with said Registry, Book 1690, Page 429.
4. Right of Boott Hydropower, Inc. granted by deed of Grantor recorded in Middlesex North District Registry of Deeds, Book 2690, Page 542, including the right and easement to use, maintain, repair, or replace the existing penstocks, trash racks, platforms, flumes and feeders for No. 1, 2, 3, 4, 5, 6 and 12 wheels, together with the right from time to time to enter said premises for the aforesaid purposes. Boott Hydropower may abandon any or all such easements and rights reserved by an instrument in writing recorded with the Middlesex North District Registry of Deeds.
5. The right of the Grantor or Boott Hydropower, Inc. to enter onto said premises for the purpose of maintaining, repairing or replacing the fixtures, machinery, equipment, steam lines, condensate return lines, and appurtenant fixtures, owned by Grantor or Boott Hydropower, Inc., or otherwise reserved.

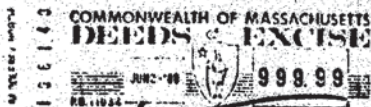
Notwithstanding the rights reserved by Grantor in paragraphs 4 and 5 immediately preceding, Grantor shall have no right to exercise such rights in any way which would materially damage, or interfere with the use of, the premises to be conveyed.

IN WITNESS WHEREOF, the Grantor has signed and delivered this document under seal as of this 4th day of May, 1988.



BOOTT MILLS

By: *Marshall L. Field*
Marshall L. Field, President



By: *Gerald M. Blair*
Gerald M. Blair, Assistant Treasurer

004531 P000

60710/61030 215 XP-1562m
06/27/88 3:20 p.m.

COMMONWEALTH OF MASSACHUSETTS

Middlesex

, ss.

May 4, 1988

Then personally appeared the above-named Marshall L. Field and Gerald M. Blair, President and Treasurer of Boott Mills, respectively, and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of Boott Mills, before me

*Assistant

Richard G. Drury
Notary Public
Richard G. Drury
My Commission Expires: 11/5/93

XP-1562/m

